



20-May-04



ESLO Hardship Exemption

Application Submittal Requirements

Justification for Exemption

The City Council may authorize a ESLO Hardship Exemption if ALL of the following criteria are met. Use the space provided to present your evidence that the requested exemption complies; you may attach a separate sheet if you need more room.

1. Demonstrated Substantial Hardship that would reduce the ability to use the parcel(s):

In the full 15' sideyard setback, as required on each property, the lots would need to be wider and therefore fewer lots could be accommodated once the washes and scenic corridors are dedicated and the rest of the NAOS allocation is applied.

2. The requested exemption is consistent with the intent and purpose of the ESL Ordinance:

The full intent of the ordinance is met with regard to providing drainage and wildlife corridors between properties in existing washes.

3. The application of the new ESLO standards does not achieve significant benefit for protection of the environment and community:

Not applicable. Drainage and open spaces requirements will be provided behind and between development areas.

4. The requested exemption is in conformance with a previously adopted version of the ESL Ordinance:

The requested exemption is in conformance with the past version of the ESL Ordinance in that natural area open space is proposed in washes and the scenic corridor.

Planning and Development Services Department

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ESLO Hardship Exemption

Case number: 178-PA-2004
Project name: Pinnacle Peak Place

Request:

Exempt the development from the 15' setback for side yard walls for the entire project. However, on the south side of the project in the R1-70 section, the minimum dimension between side yard walls on adjacent lots will be 30' and/or the distance between any side yard wall and an adjacent structure will be a minimum of 30'. In the north half of the project, in the R1-43 section, the minimum distance between side yard walls on adjacent lots will be 15' and/or the distance between any side yard wall and an adjacent structure will be a minimum of 15'. Rear walls shall be allowed to run continuously over the side yards on the following lots: Lots 68 and 69; 51 through 55; 33 and 34; 13 and 14; 19 and 20. At these locations, a 2' high x 3' wide opening for drainage and wildlife will be included on each side yard property line.